

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On September 8, 2014 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 8, 2014 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Staff Present:** Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF September 2, 2014.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of September 2, 2014. The motion passed unanimously.

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

**PRB #** 14-229 **Transaction/Contract Type:** RE / Conveyance  
**Origin/Client:** DOC/DAS  
**Grantee:** Town of Cheshire  
**Property:** Generally located along Jarvis Street, Cheshire  
**Project Purpose:** Legislative Conveyance of Property  
**Item Purpose:** Legislative Conveyance of approximately 5.00-acres of land generally located along the easterly side of Jarvis Street to the Town of Cheshire. This property conveyance is pursuant to Section 1 of Special Act No. 11-16 and is intended to be used as parking for access to recreational trails.

Staff reported that this conveyance includes approximately 5.00-acres of vacant land located along Jarvis Street which is currently part of the Manson Youth State Correctional Facility. The subject property is bounded on the North by State Land under the custody and control of DEEP for open space purposes, to the south and eastern boundaries by land which is part of the Manson Youth Correctional Facility and to the west by Jarvis Street. The purpose of this conveyance is to provide parking for public access to the "Rails to Trails" Recreational Area located within the DEEP open space area.

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This Special Act Conveyance authorizes the State to convey 5.00-acres of land to the **Town of Cheshire**. As detailed in the special act legislation the property shall be used for parking purposes. The legislation also includes a clause that the property shall revert back to the State:

- (1) If said parcel is not used for parking purposes
- (2) The grantee does not retain ownership of the property,
- (3) Or if the grantee leases all or any portion of the property.

This conveyance is being made for an administrative fee of \$500.00. BSPRB Staff recommended Board approval for this conveyance of real estate pursuant to Special Act 11-16 Section 1.

### **ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

#### **ARCHITECT-ENGINEER – NEW BUSINESS**

SPRB Staff reported that in October 2010, Macchi Engineers, LLC (“MEL”) was contracted by the Department of Construction Services (“DCS”) to perform an in-depth visual inspection of the exterior façade of the Frederick W. Lowe Building at Manchester Community College. The overall scope was intended to provide a complete analysis of the precast panels, caulk joints and evidence of water infiltration. Upon completion of this review MEL concluded that precast panel movement was being caused by concrete creep, shrinkage and slow cyclical movements derived by temperature variations. An additional interior evaluation of the panels also confirmed that plastic shims used during the initial construction have been recently determined to be unstable for construction by the Precast Concrete Institute. As part of this previous scope, MEL developed a temporary solution to address this issue while the college was open. This was completed by G. Donovan and Associates in November 2010.

In January 2011, SPRB approved Task Letter (“TL #5”) (**PRB #11-174**) which authorized MEL to inspect and document the exterior and interior condition of all the precast panels on the building and subsequently design a repair and/or replacement for all defective panels. At the request of the college MEL was also requested to provide special inspection and construction administration services during the implementation of the repair. At that time, construction and total project budgets were estimated at **\$567,113** and **\$807,824**. This work was completed under MEL’s previous On-Call Contract OC-DPW-STR-0018.

**TASK LETTER #6** is subject to SPRB approval because the cumulative fee for the project will now exceed \$100,000. This fee is considered an extension of Task Letter #5 in the amount of \$99,000 which was approved under the OC-DPW-STR-0018 Contract Series. The total Construction Budget for the project has been increased to **\$1,042,000** and the Architect’s total fee for the project is now **\$133,500**. The overall project budget is **\$1,299,700**. As detailed in the scope letter from MEL to DCS dated May 13, 2014 the scope is intended to compensate the Consultant for the following project scope:

- Evaluation and repair of the rear walkway platform and loading dock panels on the Lowe Building.
- The scope of work shall also include the development of repair details and specifications to prevent the infiltration of water behind the precast panels.
- The consultant shall develop detailed plans, observations, elevations and specifications for corrective action which shall include repair details, waterproof membrane replacement, paver repairs, concrete in-filling on some slab areas as well as light fixture upgrades

SPRB Staff recommended approval of this task letter in the amount of \$34,500.

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**OTHER BUSINESS**

The Board took the following votes in open session:

**PRB FILE #14-228** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #14-228. The motion passed unanimously.

**PRB FILE #14-229** – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #14-229. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Bruce Josephy, Secretary